

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/59 EVERGLADE CRESCENT ROXBURGH PARK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,500

Property type

Unit

Suburb

Roxburgh Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/68 MACKELLAR DRIVE ROXBURGH PARK VIC 3064	\$527,000	14-Nov-23
36 SAHI CRESCENT ROXBURGH PARK VIC 3064	\$520,000	09-Dec-23
2/68 MACKELLAR DRIVE ROXBURGH PARK VIC 3064	\$540,000	20-Dec-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 May 2024



**1/68 MACKELLAR DRIVE
ROXBURGH PARK VIC 3064**

3 2 1

Sold Price ^{RS} **\$527,000** ^{UN} Sold Date **14-Nov-23**

Distance **0.24km**



**36 SAHI CRESCENT ROXBURGH
PARK VIC 3064**

3 2 1

Sold Price **\$520,000** Sold Date **09-Dec-23**

Distance **1.86km**



**2/68 MACKELLAR DRIVE
ROXBURGH PARK VIC 3064**

3 2 2

Sold Price **\$540,000** Sold Date **20-Dec-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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